008.0	0003	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	888,500 / 888,500
					USE VALUE:	888,500 / 888,500
					ASSESSED:	888,500 / 888,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		FREEMAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	IOAKIMIDIS CONSTANDINOS
Owner 2:	IOAKIMIDIS ANASTASIA
Owner 3:	
Street 1:	180 HILLSIDE AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	IOAKIMIDIS CONSTANDINOS -
Owner 2:	IOAKIMIDIS ANASTASIA -
Street 1:	71 FREEMAN STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,009 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 3212 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3009.000	480,300		408,200	888,500
Total Card	0.069	480,300		408,200	888,500
Total Parcel	0.069	480,300		408,200	888,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 276.62 | /Parcel: 276.6

Legal Description

User Acct 7441

GIS Ref

GIS Ref

Insp Date 10/21/17

Entered Lot Size

Total Land:

Land Unit Type:

!800!

PREVIOUS ASSESSMENT

Parcel ID 008.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	480,400	0	3,009.	408,200	888,600	888,600	Year End Roll	12/18/2019
2019	104	FV	368,200	0	3,009.	433,700	801,900	801,900	Year End Roll	1/3/2019
2018	104	FV	368,200	0	3,009.	316,400	684,600	684,600	Year End Roll	12/20/2017
2017	104	FV	344,800	0	3,009.	275,500	620,300	620,300	Year End Roll	1/3/2017
2016	104	FV	344,800	0	3,009.	234,700	579,500	579,500	Year End	1/4/2016
2015	104	FV	306,200	0	3,009.	229,600	535,800	535,800	Year End Roll	12/11/2014
2014	104	FV	306,200	0	3,009.	188,800	495,000	495,000	Year End Roll	12/16/2013
2013	104	FV	319,000	0	3,009.	179,600	498,600	498,600		12/13/2012

PRINT

Date	Time
12/10/20	16:31:08

LAST REV

Date	Time
11/17/20	10:53:15

danam

800

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
IOAKIMIDIS STAV	30733-133		10/5/1999	Family	70,000	No	No		
	12232-422		6/27/1972		33,800	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/17/2020	1107	Redo Bat	20,000	C				
9/6/2002	770	Porch	20,000	O				REMOVE EPS REAR-BU
9/17/1997	406	Add Bath	5,000					ADD BATH/REM KIT

ACTIVITY INFORMATION

Date	Result	By	Name
10/21/2017	MEAS&NOTICE	HS	Hanne S
5/6/2009	Measured	197	PATRIOT
11/4/1999	Inspected	267	PATRIOT
9/23/1999	Mailer Sent		
9/23/1999	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	7441
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3009		Sq. Ft.	Site		0	80.	1.70	1									408,215						408,200	

Total AC/HA: 0.06908 | Total SF/SM: 3009 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 408,215 | Spl Credit | Total: 408,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.97689909
Const Adj.:	0.98000199
Adj $ / SQ:	162.752
Other Features:	109000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	696119
Depreciation:	215797
Depreciated Total:	480322

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

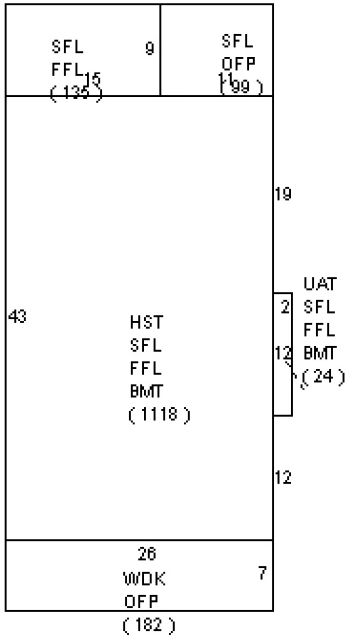
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	7	2	
Totals			
2	12	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,376	162.750	223,946
FFL	First Floor	1,277	162.750	207,834
BMT	Basement	1,142	48.830	55,759
HST	Half Story	559	162.750	90,978
OFP	Open Porch	281	21.920	6,161
WDK	Deck	182	11.260	2,050
UAT	Upper Attic	6	65.100	391

Net Sketched Area:	4,823			Total:	587,119
Size Ad	3212	Gross Are	5400	FinArea	3212

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	162.75
Special Features:	0	Val/Su Net:	99.59
Final Total:	480300	Val/Su SzAd	149.53

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

008.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	